

Document # 5353

10/25/90

DOC # 5353

ADOPTED

Voted

October 25, 1990

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ROBERT MCGILVRAY, CHIEF OF REHABILITATION
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
REQUEST AUTHORIZATION FOR THE DIRECTOR TO EXECUTE AN
AGREEMENT WITH THE PUBLIC FACILITIES COMMISSION AND ANY
OTHER DOCUMENTS IN CONNECTION WITH THE ACQUISITION OF
PARCEL SE-125 LOCATED AT 57 EAST CONCORD STREET FROM
THE CITY OF BOSTON

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE DIRECTOR BE
AUTHORIZED TO EXECUTE AN AGREEMENT WITH THE PUBLIC
FACILITIES COMMISSION AND ANY OTHER DOCUMENTS IN
CONNECTION WITH THE ACQUISITION OF 57 EAST CONCORD
STREET FROM THE CITY OF BOSTON

Parcel SE-125 is located at 57 East Concord Street in the South End Urban Renewal Area, Project No. Mass. R-56. This parcel is currently owned by the City of Boston and contains a vacant, four-story brick building on approximately 5,167 square feet of land. The building was the former site of the South End Health Unit.

The building was constructed as a sanitarium in 1925, and contains steel frame and masonry construction over concrete caissons. It contains three full floors, a penthouse floor covering about a third of the main roof, and a full basement area with useable windows in 50% of the area. The basement, because of its generous window area, contains a fair amount of habitable or useable space. The total floor area including the 50% for the basement amounts to 21,726 square feet. It is estimated that the total rehabilitation costs to restore completely this building will be \$1.5 million.

Since the Boston Redevelopment Authority (BRA) is the City's planning agency and has been greatly involved in the planning of the South End neighborhood, the Worcester Square Area Neighborhood Association (WSANA) has requested that the BRA acquire ownership of 57 East Concord Street from the City of Boston. The WSANA is willing to work with the BRA to create disposition guidelines.

As the City's planning agency, the BRA has been working with the City of Boston Public Facilities Commission (PFC) to acquire 57 East Concord Street. PFC has now agreed to convey ownership of 57 East Concord Street to the BRA.

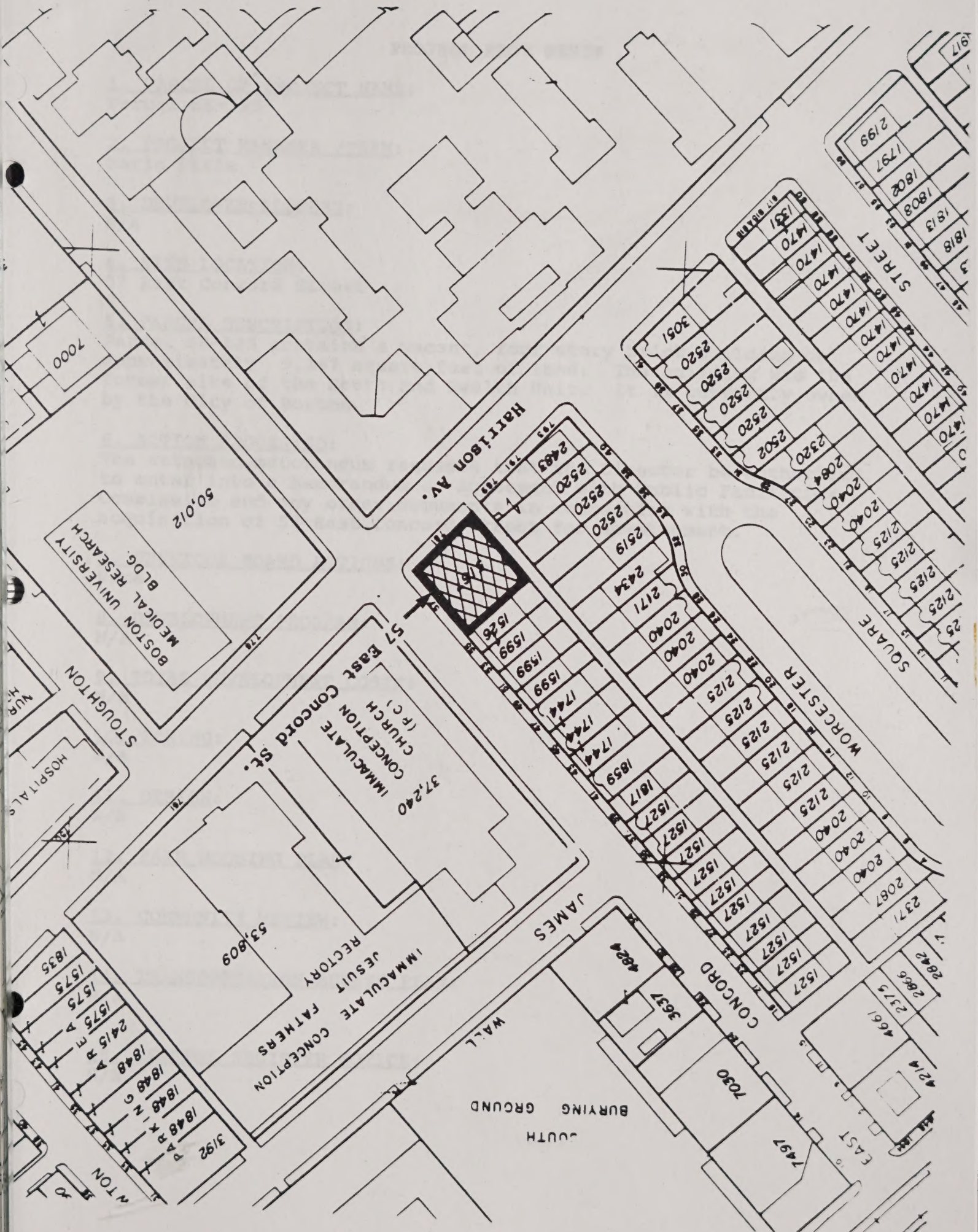
On December 21, 1982, the City of Boston Board of Health and Hospitals voted to declare 57 East Concord Street a surplus property and to transfer the property to PFC. On March 22, 1990, PFC voted to grant tentative designation to the BRA as developer of the property subject to terms, conditions and restrictions the Director of Public Facilities Department (PFD) and staff deem appropriate for the proper redevelopment of 57 East Concord Street.

The vote made the sale of 57 East Concord Street contingent upon a signed Memorandum of Agreement between PFD and the BRA. One of the provisions of the Memorandum of Agreement is that the BRA will remit any proceeds from the sale greater than \$1.00 to the City of Boston. In addition, the Memorandum of Agreement provides that the BRA will respect input from local residents in assembling a Request for Proposals, but any development will contain either affordable housing, special needs housing or a human services component. BRA staff recommends acceptance of these provisions.

It is, therefore, recommended that the Director be authorized to execute a Memorandum of Agreement with the Public Facilities Commission and any other documents in connection with the acquisition of 57 East Concord Street from the City of Boston.

An appropriate vote follows:

VOTED: That the Director be authorized to execute a Memorandum of Agreement with the Public Facilities Commission and any other documents that the Director and Chief General Counsel determine are necessary and appropriate in connection with the acquisition of Parcel SE-125, located at 57 East Concord Street, Boston, MA from the City of Boston for development.



PROJECT FACT SHEET

1. PARCEL OR PROJECT NAME:

Parcel SE-125

2. PROJECT MANAGER /TEAM:

Maria Faria

3. DEVELOPER/ADDRESS:

N/A

4. SITE LOCATION:

57 East Concord Street

5. PARCEL DESCRIPTION:

Parcel SE-125 contains a vacant, four-story brick building on approximately 5,167 square feet of land. The building was the former site of the South End Health Unit. It is currently owned by the City of Boston.

6. ACTION REQUESTED:

The attached memorandum requests that the Director be authorized to enter into a Memorandum of Agreement with Public Facilities Commission and any other documents in connection with the acquisition of 57 East Concord Street for development.

7. PREVIOUS BOARD ACTIONS:

None

8. DEVELOPMENT PROGRAM:

N/A

9. TOTAL DEVELOPMENT COSTS:

N/A

10. ZONING:

N/A

11. DESIGN:

N/A

12. FAIR HOUSING PLAN:

N/A

13. COMMUNITY REVIEW:

N/A

14. TRANSPORTATION ACCESS PLAN:

N/A

15. CENTRAL REGISTER NOTICE:

N/A

16. BRA APPRAISAL:

N/A

17. ENVIRONMENTAL CLEARANCE:

N/A

18. PROJECT REVIEW TEAM:

Maria Faria

Antonio Torres

Effective date: 12/13/88

DO NOT OMIT ANY CATEGORIES

MEMORANDUM OF AGREEMENT

BETWEEN

THE BOSTON REDEVELOPMENT AUTHORITY

AND

THE CITY OF BOSTON PUBLIC FACILITIES COMMISSION

WHEREAS, the City of Boston, acting by and through its Public Facilities Commission, established pursuant to St. 1966 c. 642, with offices at 26 Court Street, Boston, MA 02108, has agreed to convey ownership of approximately 5,167 square feet of land with the building thereon, located at 57 East Concord Street, Ward 8, Parcel Number 01469, in the South End district of the City of Boston (hereinafter the "property") to the Boston Redevelopment Authority with offices at One City Hall Square, Boston, MA 02201, a public body, politic and corporate, duly organized and existing pursuant to chapter 121 B of the General Law of Massachusetts, having its usual place of business in Boston, Suffolk County Commonwealth of Massachusetts; and

WHEREAS, the City of Boston Board of Health and Hospitals, by a vote taken on December 21, 1982, voted to declare the property surplus property and to transfer the property, effective January 1, 1983, to the Public Facilities Commission; and

WHEREAS, on September 15, 1983, the Public Facilities Commission voted to transfer the property, subject to the approval of the Mayor, from the Department of Health and Hospitals to the Public Facilities Department; and

WHEREAS, the then Mayor approved the transfer; and

WHEREAS, the Public Facilities Commission, by a vote taken on November 10, 1988, voted and the Mayor subsequently approved their intent to sell the property to the Boston Redevelopment Authority; and

WHEREAS, the Boston City Council, by a vote taken on July 26, 1989, and subsequently approved by the Mayor on July 28, 1989, voted to surplus the property within the meaning of St. 1909, C. 486, S. 31B (as appearing in St. 1986, C. 642, S. 12) and to transfer the property to the care, custody, management and control of the Public Facilities Commission; and

WHEREAS, the Public Facilities Commission, by a vote taken on March 22, 1990, voted that the Boston Redevelopment Authority be tentatively designated as developer of the property in subject to such terms, conditions and restrictions the Director and staff deem appropriate for the proper redevelopment of this parcel; and sale to be contingent upon signed Memorandum of Agreement between Public Facilities Department and Boston Redevelopment Authority;

NOW THEREFORE, the parties mutually agree as follows:

1. Upon conveyance of the property to the Boston Redevelopment Authority by the Public Facilities Commission, the Boston Redevelopment Authority will initiate a community process which will result in the creation of disposition guidelines and a Request for Proposals;

2. The Boston Redevelopment Authority will respect input from local residents in assembling a Request for Proposals, but there will either be an affordable housing, special needs housing or a human services component required in any development project;

3. The Boston Redevelopment Authority will tentatively designate a redeveloper of the property within 18 months of conveyance;

4. Upon conveyance of the property to the redeveloper, the Boston Redevelopment Authority will remit any proceeds from the sale greater than \$1 to the City of Boston.

5. Any legal instruments concerning the conveyance of the property shall contain a provision that if the Boston Redevelopment Authority fails to meet the terms, conditions and restrictions of this Memorandum of Agreement, ownership of the property will revert to the City of Boston action by and through its Public Facilities Commission.

This Agreement is intended to be effective upon signing and will remain in effect until terminated or modified by written agreement of the parties.

THE CITY OF BOSTON ACTING BY AND THROUGH
ITS PUBLIC FACILITIES COMMISSION

By: Lisa G. Chapnick
Lisa G. Chapnick, Director

Date: _____

BOSTON REDEVELOPMENT AUTHORITY

By: _____
Stephan Coyle, Director

Date: _____

MEMORANDUM

TO: TOM O'MALLEY
FROM: BOB MCGILVRAY
DATE: OCTOBER 17, 1990
SUBJECT: 57 EAST CONCORD STREET

I inspected subject building as recently as September 24, 1990.

The building is vacant, and appears to have been vacant for several years. It was constructed as a sanitarium in 1925, and contains steel frame and masonry construction over concrete caissons. I have several sheets of the original framing and elevation plans in my file.

The building contains three full floors, a penthouse floor covering about a third of the main roof, and a full basement area with useable windows in 50% of the area.

The basic structure appears in good condition. Masonry walls appear sound and interior walls and floors seem to have weathered the vacant condition very well.

There is a lot of medical debris, furniture, records, and fixtures in the building. Ceilings and walls have flaking paint, and are deteriorating because of exposure to cold conditions over many years.

There are two main egress stairways that are fireproof, and service all floors except the penthouse level, which is serviced by one fireproof stairway and a fire escape which leads down one flight to the other, or secondary means of egress.

The basement, because of its generous window area, contains a fair amount of habitable or useable space.

The boiler room is located in a sub-basement area, and contains two large cast iron boilers. Radiation consists of a two-pipe steam system, which will have to be completely replaced when the building is restored.

Individual floors contain 4,624 square feet of area, and the

total area (including 50% for the basement) amounts to 21,726 square feet.

Rehab costs to completely restore this beautiful building will approximate \$1.5 million.

cc: files
57Econ.2

RAYMOND L. FLYNN, MAYOR



MEMORANDUM

PUBLIC FACILITIES DEPARTMENT

RECEIVED

JUN 22 1988

Ans'd.....

TO: RICARDO MILLET, ASSISTANT DIRECTOR, BOSTON REDEVELOPMENT AUTHORITY
FROM: DAVID TRIETSCH, ^{D.T.}SPECIAL ASSISTANT, PUBLIC FACILITIES DEPARTMENT
DATE: JUNE 9, 1988
RE: 57 EAST CONCORD STREET

The above property is a 12,000 sq. ft. vacant building located on the corner of East Concord and Harrison Avenue. It was the former site of the South End Health Unit, was thought to be needed during the reconstruction of Boston City Hospital, and now is free for disposition and redevelopment.

Given the high level of activity by the BRA in the South End, and lack of other city-owned property in that neighborhood, it seems appropriate that the BRA take the lead in disposing of this property. We are therefore ready to transfer it to the BRA.

There is a potential development project proposed by the Massachusetts Society for the Prevention of Cruelty to Children that we believe merits some review; I have enclosed copies of correspondence from them.

Please let me know your decision and we will proceed with the transfer as appropriate.

cc: Pat McGuigan
Lisa Chapnick
Steve Coyle

3827R



Worcester Square Area Neighborhood Association

L. FERNANDO REQUENA
President

ROSE MEHEGAN
President Emeritus

53 EAST CONCORD ST. - BOSTON, MASSACHUSETTS 02118

TELEPHONE: (617) 262-9546

January 17, 1989

Councillor Thomas Menino
City Council
City Hall
Boston, MA 02108

RE: 57 East Concord Street

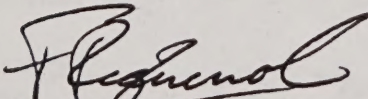
Dear Councillor Menino:

The Worcester Square Area Neighborhood Association is in support of the proposed transfer of the building at 57 East Concord Street from the Public Facilities Department to the Boston Redevelopment Authority with the purpose of getting the building renovated through an RFP process into housing.

The building in question has been empty for more than 10 years and it is a blight in our neighborhood.

We would like to see the building used for artist living/studio spaces plus residential units. We believe this building is very well suited for this use, because it has plenty of light, high ceilings, and an industrial elevator and no parking or open space. We are aware of the acute shortage of this type of residential unit so vital for the cultural life of our City. This is a great opportunity to create affordable housing for artists, which we hope you, your committee and the City Council, as a whole, will support.

Very truly yours,


L. Fernando Requena
President

LFR:gc

cc: City Councillors
Bruce Rossley
Tom O'Malley

RAYMOND L. FLYNN, MAYOR

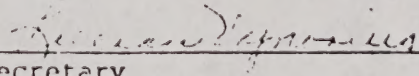


PUBLIC FACILITIES DEPARTMENT

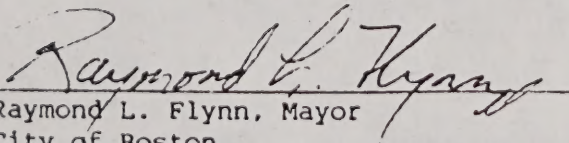
THE UNDERSIGNED HEREBY CERTIFIES THAT SHE is the Secretary of the Public Facilities Commission, and that at a meeting of the said Commission, duly called and held on Thursday, November 10, 1988, whereat Joseph F. Fisher, Chairman, Raymond C. Dooley, Vice-Chairman and Joseph Delgado, Member, being all the Members of the said Commission were present, it was voted

"Subject to the approval of the Mayor and the City Council under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12): That it is the intent of this Commission to sell the land with the building thereon, located at 57 East Concord Street (Ward 8, Assessor's Parcel Number 1469) in the South End District of the City of Boston, containing approximately 5,167 square feet to the Boston Redevelopment Authority, with offices at One City Hall Square, Boston, MA 02201, a public body, politic and corporate, duly organized and existing pursuant to Chapter 121B of the General Laws of Massachusetts, having its usual place of business in Boston, Suffolk County, Commonwealth of Massachusetts; and

FURTHER VOTED: That the Director be, and she hereby is, authorized to advertise the intent of this Commission to sell the above-described property in accordance with the provisions of Chapter 642 of the Acts of 1966."


Secretary

APPROVED:


Raymond L. Flynn, Mayor
City of Boston

